

# Milford Township Subdivision and Land Development Ordinance

## Article V - Manufactured/Mobile Home Parks

### § 100-32. Design Standards and Other Requirements.

- A. A manufactured/mobile home park shall have a gross area of at least five (5) contiguous acres of land under the unified control of an owner/operator or a property owners association.
- B. Manufactured/mobile home parks shall not be located in any area subject to any hazard or nuisance, such as excessive noise, vibration, smoke, toxic matter, radiation, heat, odor or glare; nor shall they be located on any soils classified by the U.S.D.A. Natural Resource Conservation Service as having a seasonal high water table within twenty-four (24) inches of the surface or on any slope of 15% or greater.
- C. The ground surface in all parts of every park shall be graded and equipped to drain all surface water in a safe, efficient manner. All stormwater facilities shall comply with any Township Stormwater Management Ordinance that may be in effect or DEP best management practices in the alternative and otherwise be designed as required in Section 100-29 of this Ordinance. Stormwater management plans for achieving this objective shall be reviewed by the Pike Conservation District and the Township Engineer.
- D. All exposed ground surfaces shall be protected with a vegetative growth that is capable of preventing soil erosion and the emanation of dust during dry weather. The owner shall, within a reasonable period of time, insure that the above requirements have been satisfied.
- E. Park Areas for Non-Residential Uses.
  - (1) Manufactured/mobile home parks shall be restricted to residential uses, except those uses that are required for the direct servicing and well-being of park residents and for the management and maintenance of the park.

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- (2) Nothing contained in this Section shall be deemed as prohibiting the sale of a manufactured/mobile home located on a manufactured/mobile home lot and connected to utilities.
- (3) In all parks designed to accommodate ten (10) or more manufactured/mobile homes, there shall be one or more recreation areas that are easily accessible to all park residents. The size of such recreation areas shall be not less than 10% of the total area of the manufactured/mobile home park. Recreation areas shall be located so as to be free of traffic hazards, and should, where the topography permits, be centrally located.

### **F. Required Setbacks, Buffer Strips and Screening.**

- (1) All manufactured/mobile homes shall be located at least seventy-five (75) feet from the right-of-way line of any public street or highway, and at least fifty (50) feet from any other park property boundary lines.
- (2) There shall be a minimum distance of twenty (20) feet between an individual manufactured/mobile home and the adjoining pavement of a park street, common parking area or other common areas and structures.
- (3) All manufactured/mobile home parks shall be required to provide screening, such as fencing or natural growth, along the property boundary line separating the park from adjacent uses. A planting or screening plan shall be approved by the Board of Supervisors.
- (4) Accessory structures, including tool sheds, trash receptacles, patios, porches, garages and bike racks, may be erected within required setback and buffer areas, provided that a fire lane of at least ten (10) feet in width is maintained, clear of all obstacles, on each side of each manufactured/mobile home lot. No structures of any kind may be erected within ten (10) feet of the manufactured/mobile home lot line.

### **G. Erection and Placement of Manufactured/Mobile Homes.**

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- (1) Manufactured/mobile homes shall be separated from each other, and from other buildings and structures, by at least thirty (30) feet.
- (2) An enclosure of similar design and material to the manufactured/mobile home itself shall be erected around the entire base of each manufactured/mobile home. Enclosures shall be placed prior to occupancy of the manufactured/mobile home.

### **H. Park Street System.**

- (1) A safe and convenient vehicular access shall be provided from abutting public streets or roads.
- (2) The entrance road connecting the park with a public street or highway shall have a pavement width of no less than twenty-four (24) feet and a right-of-way of no less than fifty (50) feet, and no parking shall be allowed on either side of the street. All manufactured/mobile home lots shall be served by the entrance road or internal streets connected thereto, and none shall be served directly from the public street or highway.
- (3) Surfaced roadways shall be of adequate width to accommodate anticipated traffic. The minimum pavement width shall be eighteen (18) feet. Dead-end (cul-de-sac) streets shall be provided with a paved turnaround having an outside diameter of no less than one-hundred (100) feet and shall not exceed 1,200 feet in length. All streets shall have a right-of-way of no less than fifty (50) feet. Rumble strips or other pavement warnings may be required at intersections.
- (4) All parks shall be furnished with lighting units so spaced, and equipped with luminaries placed at such mounting heights, as will provide adequate levels of illumination for the safe movement of pedestrians and vehicles at night.
- (5) All park streets shall adhere to the Pennsylvania Department of Transportation "Guidelines for Design of Local Roads and Streets." For

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purposes of evaluation under these guidelines, park streets shall be considered local access urban highways.

- (6) There shall generally be at least two points of ingress and/or egress in each manufactured/mobile home park but no more than two accesses to a manufactured/mobile home park from any one public right-of-way (emergency accesses excepted), and all driveways to individual units along a public right-of-way shall front on an interior or marginal access street. Accesses shall be separated by at least 150 feet where they intersect with a public street.

### I. Walks.

- (1) General Requirements - All parks containing ten (10) or more manufactured/mobile homes shall be provided with safe, convenient, all-weather surfaced pedestrian walkways between individual manufactured/mobile homes, the park streets, and all community facilities provided for park residents.
- (2) Common Walk System - A common walk system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have a minimum width of five (5) feet.
- (3) Individual Walks - All manufactured/mobile home stands shall be connected to common walks, to paved streets, or to paved driveways or parking spaces connecting to a paved street. Such individual walks shall have a minimum width of two feet.

### J. Manufactured/Mobile Home Site.

The area of the manufactured/mobile home site shall be improved to provide a permanent foundation for the placement and tie down of the manufactured/mobile home, thereby securing the structure against uplift, sliding, rotation and overturning. Manufactured/mobile homes shall not be considered placed on a permanent foundation unless wheels have been removed and the home is resting on concrete piers to the frost level, a foundation of poured concrete, block construction or a concrete slab.

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- (1) The manufactured/mobile home site shall not heave, shift or settle unevenly under the weight of the manufactured/mobile home, due to frost action, inadequate drainage, vibration or other forces acting on the superstructure.
- (2) The manufactured/mobile home site shall be provided with anchors and tie downs, such as cast-in-place concrete "deadmen", eyelets embedded in concrete foundations or runways, screw augers, arrowhead anchors, or other devices securing the stability of the manufactured/mobile home.
- (3) Anchors and tie downs shall be placed at least at each corner of the manufactured/mobile home site, and each shall be able to sustain a minimum tensile strength of 2,800 pounds.

### K. Manufactured/Mobile Home Lot Size and Density.

- (1) All manufactured/mobile home lots shall be served with an offsite sewage disposal system and an offsite water supply, shall have a minimum lot area of 10,000 square feet and shall be not less than 75 feet wide at the setback line. No less than 10% of the park shall be dedicated to permanent open space and shall be usable for active recreational activities and not include wetlands, floodplains, slopes over 15% in grade or other undevelopable area.
- (2) All square feet areas and density calculations shall be measured or taken exclusive of any rights-of-way. For the purpose of administration, public rights-of-way shall mean all easements or other rights-of-way that are open for free and easy use by other lot occupants and/or the general public.
- (3) All lots intended to be conveyed individually to manufactured/mobile home occupants shall meet minimum lot area standards applicable to other single-family homes in recognition of the lesser degree of control inherent in parks managed by multiple owners as opposed to a single operator.

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### L. Water Supply.

- (1) An adequate offsite supply of water shall be provided for manufactured/mobile homes, service buildings, and other accessory facilities, as required by this Ordinance. The water supply shall be capable of supplying a minimum of 400 gallons per day per manufactured/mobile home, and the water distribution system shall be designed and maintained so as to provide a pressure of not less than 35 pounds per square inch under normal operating conditions, at service buildings and other locations requiring potable water supply.
- (2) There must also be an adequate reserve supply of water at adequate pressure to meet fire fighting needs as estimated by the fire company serving the area. Any other applicable requirements of the Pennsylvania Department of Environmental Protection with respect to water supply shall also be met. Fire hydrants may be required at the discretion of the Township Board of Supervisors.

### M. Sewage Disposal.

An adequate and safe sewerage system shall be provided in all parks for conveying and disposing of sewage from manufactured/mobile homes, service buildings, and other accessory facilities. Such system shall be designed, constructed, and maintained, in accordance with the Pennsylvania Department of Environmental Protection and local sewage regulations.

### N. Required Off-Street Parking.

Off-street parking areas shall be provided in all manufactured/mobile home parks for the use of park occupants and guests. No less than 2 vehicular parking spaces of at least 200 square feet each in size shall be provided for each manufactured/mobile home lot. Common parking areas shall not be located further than 300 feet from the manufactured/mobile home lots they are intended to serve. Any common parking areas shall be all-weather surfaced.

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### O. Utilities.

- (1) **Electrical Distribution:** All manufactured/mobile home parks shall have an underground electrical/telephone distribution system which shall be installed and maintained in accordance with the local electric power company's specification regulating such systems. All connections from the meter box to the trailer shall be installed by a qualified electrician and each trailer shall have its own meter box.
- (2) **Liquefied Petroleum Gas (LPG) Systems.** Liquefied petroleum gas systems, when provided in manufactured/mobile home parks, shall be provided with safety devices to relieve excessive pressures with discharges terminating at a safe location. Systems shall have at least one accessible means for shutting-off gas located outside the manufactured/mobile home, and which shall be maintained in effective operating condition. All LPG piping outside of the manufactured/mobile home shall be well supported and protected against mechanical injury. Undiluted liquefied petroleum gas shall not be conveyed through piping equipment and systems in manufactured/mobile homes. Vessels of more than 12 and less than 60 U.S. gallons gross capacity shall be secured to prevent accidental overturning. No LPG vessel shall be stored or located inside or beneath any storage cabinet, carport, manufactured/mobile home or any other structure.
- (3) **Fuel Oil Supply Systems.** All fuel oil supply systems, when provided in manufactured/mobile home parks, shall be installed and maintained in conformity with the following regulations:
  - (a) All piping from outside fuel storage tanks or cylinders to manufactured/mobile homes shall be securely fastened in place.
  - (b) All fuel oil supply systems shall have shutoff valves located within five (5) inches of storage tanks.
  - (c) All fuel storage tanks or cylinders shall be securely placed and shall not be located closer than five (5) feet from any manufactured/mobile home parking area or exit.

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- (d) Storage tanks located in areas subject to traffic shall be protected against physical damage.

P. Licensing and Inspection.

The Township Board of Supervisors, by general resolution or in the granting of approval for a manufactured/mobile home park, may attach a condition requiring annual inspection and licensing of manufactured/mobile home parks, including provisions for revocation of licenses if the owner/operators or property owners associations shall fail to meet standards contained herein. The Township Board of Supervisors and/or its designated agents shall, in addition, have the authority, when any provision of this Article is violated, to prohibit the occupancy of any vacant manufactured/mobile home sites in a manufactured/mobile home park until the owners and/or management provide evidence of compliance with these provisions.

### § 100-33. Application to Existing Parks.

- A. Extensions or enlargements of existing manufactured/mobile home parks by addition of land areas or increase in the number of available lots shall fully comply with the provisions of this Article, except to the extent which they would be modified by restrictive covenants approved by the Township for an existing contiguous portion of the park.
- B. No new or replacement manufactured/mobile home in an existing park shall be erected any closer than 20 feet to another home site, structure or property line; and on one side of the home there shall be maintained a completely open, unobstructed yard of 10 feet in width for a fire lane. No decks, parking areas, service buildings or other structures shall be erected in said yard. All replacement manufactured/mobile homes shall comply with the skirting and anchoring requirements applying to manufactured/mobile homes in new parks.
- C. Milford Township Ordinance No. 20, Mobile Home Parks, shall continue to apply to existing mobile home parks, but any expansions or substantial changes to existing parks or any new parks shall be subject to this Article V.



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